

zed of the premises hereinabove described in fee simple absolute, that he has or encumber the same, and that the premises are free and clear of all liens and covenants to warrant and forever defend all and singular the premises unto Mortgagor and all persons whomsoever lawfully claiming the same or any part

principal of and interest on the indebtedness evidenced by the said note, at the modified or extended by mutual agreement in writing.

the Mortgagee for such further sums as may be advanced hereafter, at the taxes, insurance premiums, public assessments, repairs or other purposes further loans, advances, readvances or credits that may be made hereafter to other or further obligation or indebtedness due to the Mortgagee by the sums so advanced shall bear interest at the same rate as the Mortgage debt and unless otherwise provided in writing; and the lien of this mortgage securing to the rights of the holder of any intervening lien or encumbrance.

of any person obligated for the payment of any indebtedness secured hereby, ee with respect to any security not expressly released in writing, the Mortgagee make any agreement extending the time or otherwise altering the terms of

ments now existing or hereafter erected on the mortgaged property insured as Mortgagee against loss by fire and other hazards, casualties and contingencies in required by the Mortgagee and will pay promptly, when due, any premiums on ch has not been made hereinbefore. All insurance shall be carried in companies and renewals thereof shall be held by the Mortgagee and have attached thereto ceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice roof of loss if not made promptly by Mortgagor, and each insurance company to make payment for such loss directly to the Mortgagee instead of to the surance proceeds, or any part thereof, may be applied by the Mortgagee at its dness hereby secured or to the restoration or repair of the property damaged. In other transfer of title to the Mortgaged property in extinguishment of the nd interest of the Mortgagor in and to any insurance policies then in force shall

ments now existing or hereafter erected upon the mortgaged property in good n, that he will continue construction until completion without interruption, and , at its option, enter upon said premises, make whatever repairs are necessary, a work underway, and charge the expenses for such repairs or the completion of

ire the maker, co-maker or endorser of any indebtedness secured hereby to carry cient to pay all sums secured by this mortgage, designating the Mortgagee as Mortgagor to pay the premiums therefor, the Mortgagee may, at its option, pay he Mortgagee shall become a part of mortgage debt.

addition to, the monthly payments of principal and interest payable under the ay to the Mortgagee, on the 1st day of each month, until the indebtedness to one-twelfth of annual taxes, public assessments and insurance premiums, as ure of the Mortgagor to pay all taxes, insurance premiums and public assessments, ems and charge all advances therefor to the mortgage debt. These monthly escrow agor(s).

he rents, issues, and profits of the mortgaged premises from and after any default instituted pursuant to this instrument, then the Mortgagee shall have the right to ues, and profits, who, after deducting all charges and expenses attending such as receiver, shall apply the residue of the rents, issues, and profits, toward the

Mortgagee, this mortgage shall become due and payable forthwith if the Mortgagor , or if the title shall become vested in any other person in any manner whatsoever the case of a construction loan, if the Mortgagor shall permit work on the project od of fifteen (15) days without the written consent of the Mortgagee.

Mortgagor shall hold and enjoy the premises above conveyed until there is a default hereby. It is the true meaning of this instrument that if the Mortgagor shall fully enants of this mortgage, and of the note secured hereby, that then this mortgage remain in full force and virtue. If there is a default in any of the terms, conditions ote secured hereby, then, at the option of the Mortgagee, all sums then owing by ms immediately due and payable and this mortgage may be foreclosed. Should any reclosure of this mortgage, or should the Mortgagee become a party to any suit remises described herein, or should the debt secured hereby or any part thereof be aw for collection by suit or otherwise, all costs and expenses incurred by the ee, shall thereupon become due and payable immediately or on demand, at the bt secured thereby, and may be recovered and collected hereunder.

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